

PARK MEDICAL PLAZA

9735 KINCEY AVENUE, SUITE 300, HUNTERSVILLE, NC 28078

FOR SALE
OR LEASE

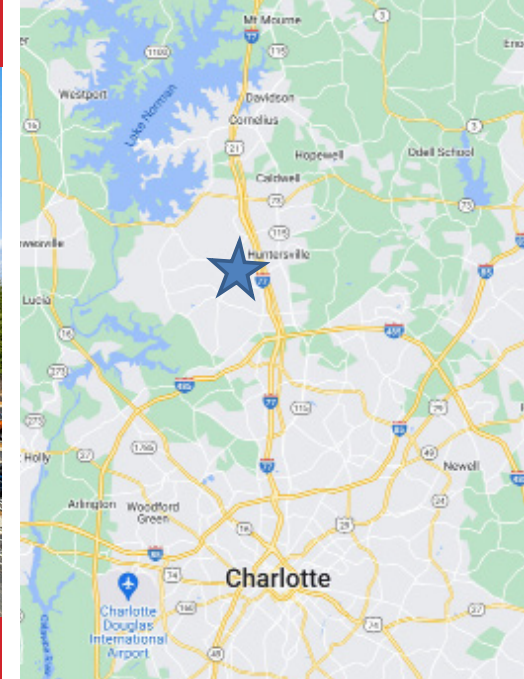
NS New South
Properties
NEWSOUTHPROP.COM

+/-12,001 SF MEDICAL OFFICE SPACE AVAILABLE FOR SALE OR LEASE

WELL BELOW REPLACEMENT COST



MAJOR PRICE REDUCTION



Built in 2008, Park Medical Plaza is a Class "A" medical office condominium building featuring 5 spaces per 1,000 sq ft surface parking, mobile MRI pad on-site, covered entryway for patient drop-off/pick-up, building exterior signage availability and numerous walkable amenities. Significant co-tenants include Carolinas Pain Center, Carolina Urology, Lake Norman Neurology, Novant Health Cancer Institute, Dermatology Group of the Carolinas, and North Charlotte Plastic & Reconstructive Surgery.

PROPERTY HIGHLIGHTS

- +/- 12,001 rentable square feet medical office space
- Suite 300, top floor
- 12 treatment rooms, three executive size offices, reception, physical therapy room and break-area
- Double door entry off elevator lobby
- Across the street from Novant Health Medical Center Huntersville
- Parking ratio 5/1000
- Easy access to I-77
- Monthly COA Dues = \$2,890.05

DEMOGRAPHICS (2023)

	1 Miles	3 Miles	5 Miles
Population	7,221	49,669	106,069
Avg. HH Income	\$137,786	\$145,564	\$132,693
Daytime Pop.	7,647	32,421	70,942



For Sale: \$3,095,000 (PRICE REDUCED)
For Lease: \$24/sf NNN

BROKER CONTACT

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AERIAL

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FOOD

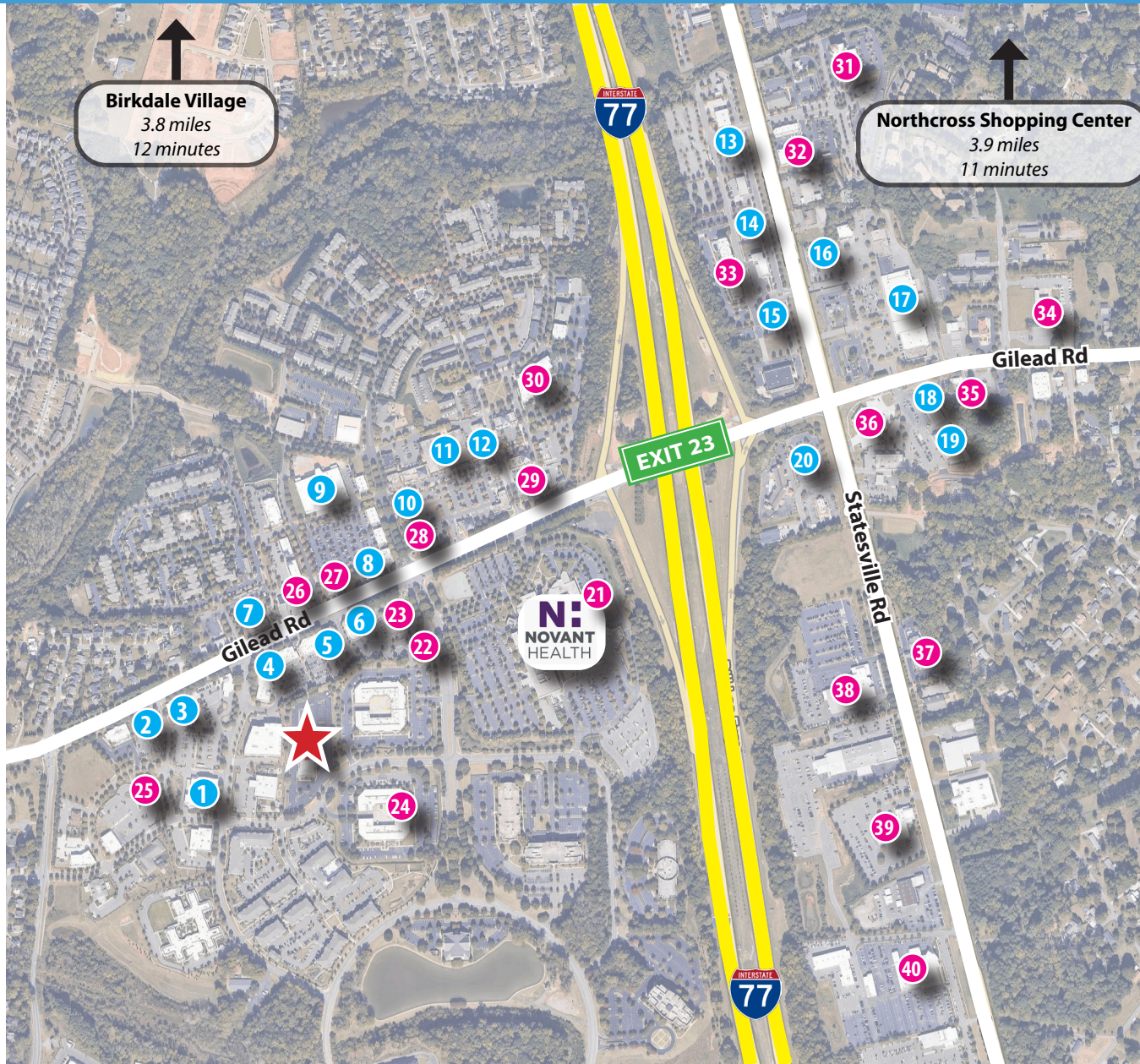
- 1 Lowe's Foods
- 2 City Barbeque
- 3 Famous Toastery
- 4 Pinky's Westside Grill
- 5 Five Guys
- 6 Starbuck's
- 7 McDonald's
- 8 Hawthorne's NY Pizza
- 9 Publix
- 10 Sabor Latin Street Grill
- 11 Harris Teeter
- 12 Duck Donuts
- 13 Cook Out
- 14 Bojangle's
- 15 Dunkin'
- 16 Taco Bell
- 17 Food Lion
- 18 Jersey Mike's
- 19 Aldi
- 20 Wendy's

Birkdale Village
3.8 miles
12 minutes

Northcross Shopping Center
3.9 miles
11 minutes

BUSINESSES

- 21 Novant Health Huntersville Medical Center
- 22 Anytime Fitness
- 23 Walgreens
- 24 American Red Cross
- 25 Tryon Medical Partners
- 26 Well Fargo Bank
- 27 Hand & Stone Massage
- 28 CVS
- 29 7-Eleven
- 30 Sona Dermatology
- 31 Comfort Suites
- 32 Goodwill
- 33 Hampton Inn & Suites
- 34 USPS
- 35 AutoBell Car Wash
- 36 BP
- 37 Best Western Plus
- 38 Huntersville Ford
- 39 Keffer Volkswagen
- 40 Toyota of North Charlotte



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PARK MEDICAL PLAZA

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FLOOR PLAN

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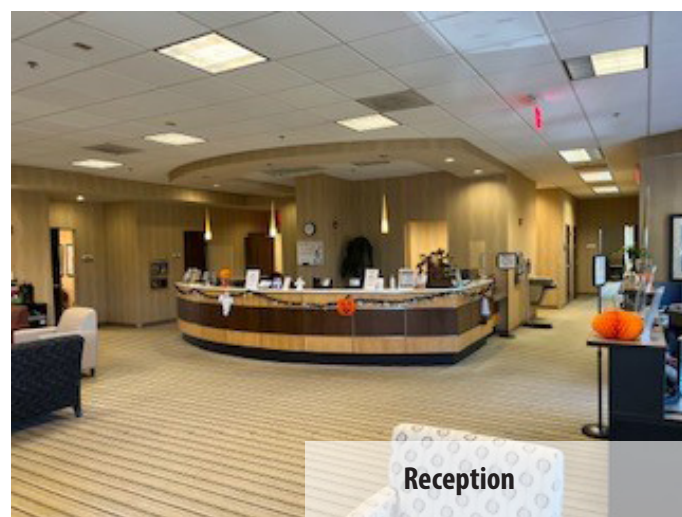
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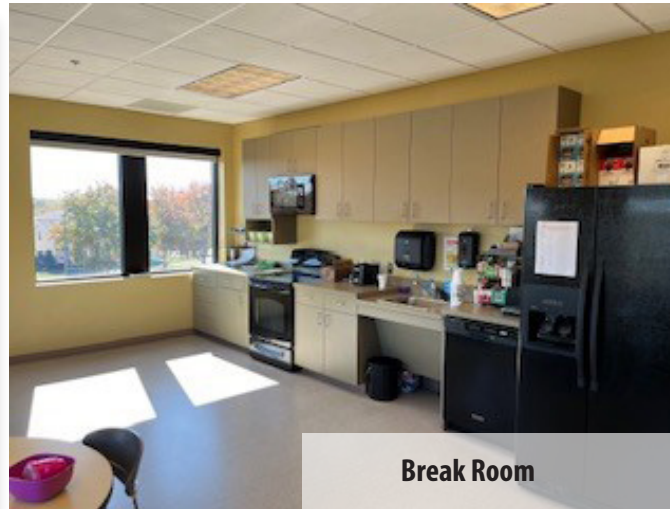
INTERIOR

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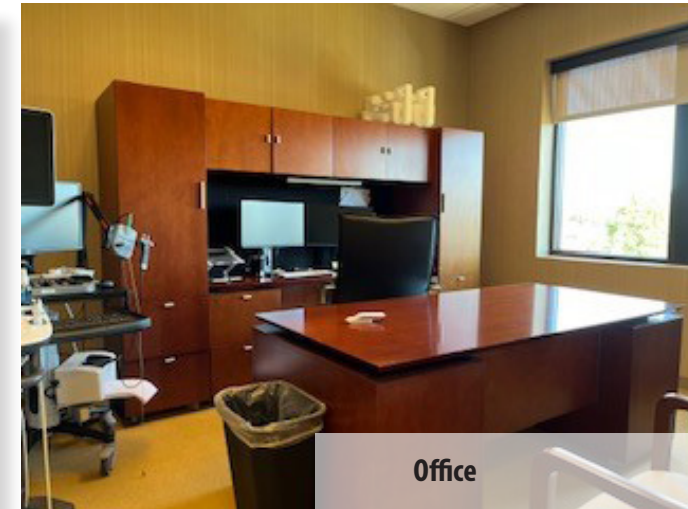
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Reception



Break Room



Office



Treatment Room



Treatment Room



Physical Therapy Room

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